

## Staff Summary Report



City Council Meeting Date: 12/04/03

Agenda Item Number: 52

**SUBJECT:** This is the second public hearing for Crossroads of Tempe for an Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 located at 325 West Elliot Road.

**DOCUMENT NAME:** 20031204d2k03

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** This is the second public hearing for **CROSSROADS OF TEMPE** (David J. Glimcher, property owner) #SGF-2003.83 for an Amended General Plan of Development consisting of 142,363 s.f. retail/office/restaurant, all on 15.3 net acres (Lots 1, 2, 3, and 4) and a Final Plan of Development for Lots 2 and 3 consisting of 25,982 s.f. of retail/office/restaurant space on 3.85 net acres, located at 325 West Elliot Road.

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner II (480-350-8438)

**REVIEWED BY:** Steve Venker, Planning & Zoning Manager (480-350-8920)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Approval, subject to conditions

**ADDITIONAL INFO:** On July 10, 2003, City Council approved an Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 for Crossroads of Tempe consisting of 24,382 s.f. of retail and restaurant space including a use permit for outdoor dining.

Now the applicant is requesting to Amend the General Plan and Final Plan of Development for Lots 2 and 3 consisting of 25,982 s.f. of retail, office and restaurant space. The applicant wishes to add a drive through lane including a shade canopy for a bank Automated Teller Machine (ATM) on the east side of the building of Lot 3. This proposal appears to be consistent with previously recorded development plans. On September 16, 2003, the applicant held a meeting with Alisanos Community Association, Board of Directors to discuss the modifications for the bank on Lot 3. The Board had no objections to the modifications proposed. Staff supports this request subject to conditions. On October 28, 2003, Planning Commission approved this request by a 7-0 vote on their consent agenda. To date, no public input has been received. **Note: City Council held their first public hearing for this request on November 13, 2003.**

- ATTACHMENTS:**
1. List of Attachments
  2. Comments / Reasons for Approval
  - 3-4. Conditions of Approval
  - 4-5. History & Facts
  5. Description
- 
- A. Location Map
  - B. Plan of Development
  - C. Elevations
  - D. Floor Plan
  - E. Landscape Plan
  - F. Letter of Explanation/Intent
  - G. Alisano's Community Association Meeting Minutes (9/16/03)
  - H. Previously Approved Plan (7/10/03)
  - I. Previously Recorded Plan

**COMMENTS:** On November 18, 1999, City Council approved an Amended General Plan of Development for a total of 152,481 s.f. , a Final Plan of Development for a 94,781 s.f. office complex (Lot 1) and a Final Subdivision Plat for 4 lots on 15.3 net acres.

The 15-acre vacant site is located at the southeast corner of Elliot and Kyrene Roads, next to the existing Alisano's residential subdivision. The proposed plan is similar to the General Plan of Development approved in 1999, with the exception of building footprints and site layout for Lots 2 and 3.

On July 10, 2003, City Council approved an Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 for Crossroads of Tempe consisting of 24,382 s.f. of retail and restaurant space including a use permit for outdoor dining.

Now the applicant is requesting to Amend the General Plan and Final Plan for Lots 2 and 3 to add a drive through lane including a shade canopy for a bank Automated Teller Machine (ATM) on the east side of the building of Lot 3. The development consists of two (2) single story retail, office and restaurant buildings, one of 13,402 s.f. and one of 12,580 s.f. on 3.8 net acres. This proposal appears to be consistent with previously recorded development plans.

#### **Parking**

The required number of parking spaces for Lot 2 is 136 and the parking provided is 121 spaces. Since Lot 3 is adjacent to the east of Lot 2 and exceeds the number of parking spaces required by 49, Lot 3 will share (through a parking affidavit) 15 parking spaces to Lot 2. A parking variance for Lot 2 is not necessary since the two lots are contiguous.

#### **Public Input**

On September 16, 2003, the applicant held a meeting with Alisano's Community Association, Board of Directors to discuss the modifications for the bank on Lot 3. The Board had no objections to the modifications proposed.

#### **Conclusion**

The proposed plan appears to meet zoning ordinance requirements for parking, landscaping, building setbacks and building height. Even with the changes to the building footprints and site layout on Lots 2 and 3, this proposal appears to contain the same concept with the previously recorded development plans. Staff supports this request subject to conditions.

#### **REASON(S) FOR**

- APPROVAL:** 1. The proposed Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 for Crossroads of Tempe appear to function efficiently and should not create any detrimental effects to the adjacent properties/neighbors.

**CONDITION(S)  
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
  - (1) Water lines and fire hydrants
  - (2) Sewer lines
  - (3) Storm drains.
  - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
  - (1) Water and sewer development fees.
  - (2) Water and/or sewer participation charges.
  - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
6. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
7. This proposal shall be approved by the Design Review Board prior to City Council approval.

8. The Amended General Plan of Development and the Final Plan of Development for Lots 2 & 3 of Crossroads of Tempe must be modified to reflect adequate parking on Lots 2 & 3 or a parking covenant agreement between Lots 2 & 3 shall be filed with the Development Services Department. Details of the parking covenant to be resolved with Building Safety staff prior to recordation.
9. The Amended General Plan of Development and the Final Plan of Development for Lots 2 & 3 of Crossroads of Tempe shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
10. The Amended General Plan of Development and the Final Plan of Development for Lots 2 & 3 of Crossroads of Tempe shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before December 4, 2004**. Failure to record the plan within one year of Council approval shall make the plan null and void.
11. There shall be no outdoor music or speakers on the site.
12. Any outdoor dining area shall be screened on its southern boundary by a solid wall not to exceed eight feet in height. For the suite on the far west side of the building located on Lot #2, this screening wall shall extend to the southwestern corner of the patio, or approximately 19 feet.
13. For the suite on the far west side of Lot #2, access to any outdoor patio area shall be restricted so that it is through the restaurant only, except for any exits required by applicable building codes.
14. All deliveries shall be made Monday through Saturday between the hours of 8:00 a.m. and 5:00 p.m. and all trash removal from the site shall conform to City of Tempe trash removal schedule.

#### **HISTORY & FACTS:**

<u>July 11, 1974</u>	This parcel was annexed into the City as AG, Agricultural District.
<u>March 19, 1992</u>	General Plan 2000 was amended to change this parcel from industrial to commercial.
<u>December 8, 1998</u>	The Planning Commission, as part of their consent agenda (7-0 vote) approved the zoning change from AG to PCC-1 and a General Plan of Development for the garden office project, subject to conditions.
<u>January 28, 1999</u>	Council approved the General Plan of Development for Elliot and Kyrene Business Park (currently called the Crossroads).
<u>February 3, 1999</u>	The Design Review Board approved building elevations, site plan, landscape plan and building materials for Office A and Office B of Elliot and Kyrene Business Park (Lot 1 of the current Crossroads Development).

February 4, 1999 Council approved a Preliminary Subdivision Plat for 4 lots for Elliot and Kyrene Business Park (currently called the Crossroads).

November 18, 1999 City Council approved an Amended General Plan of Development for a total of 152,481 s.f. , a Final Plan of Development for a 94,781 s.f. office complex (Lot 1) and a Final Subdivision Plat for 4 lots on 15.3 net acres.

July 10, 2003 City Council approved an Amended General Plan of Development consisting of 140,763 s.f. retail/office/restaurant, all on 15.3 net acres (Lots 1, 2, 3, and 4) and a Final Plan of Development for Lots 2 and 3 consisting of 24,382 s.f. of retail/restaurant space.

September 16, 2003 The Applicant held a meeting with Alisano's Community Association, Board of Directors to discuss the modifications for the bank on Lot 3. The Board had no objections to the modifications proposed.

October 28, 2003 Planning Commission approved the request by Crossroads of Tempe for an Amended General Plan of Development consisting of 142,363 s.f. retail/office/restaurant, all on 15.3 net acres (Lots 1, 2, 3, and 4) and a Final Plan of Development for Lots 2 and 3 consisting of 25,982 s.f. of retail/office/restaurant space on 3.85 net acres. (7-0 vote, consent agenda)

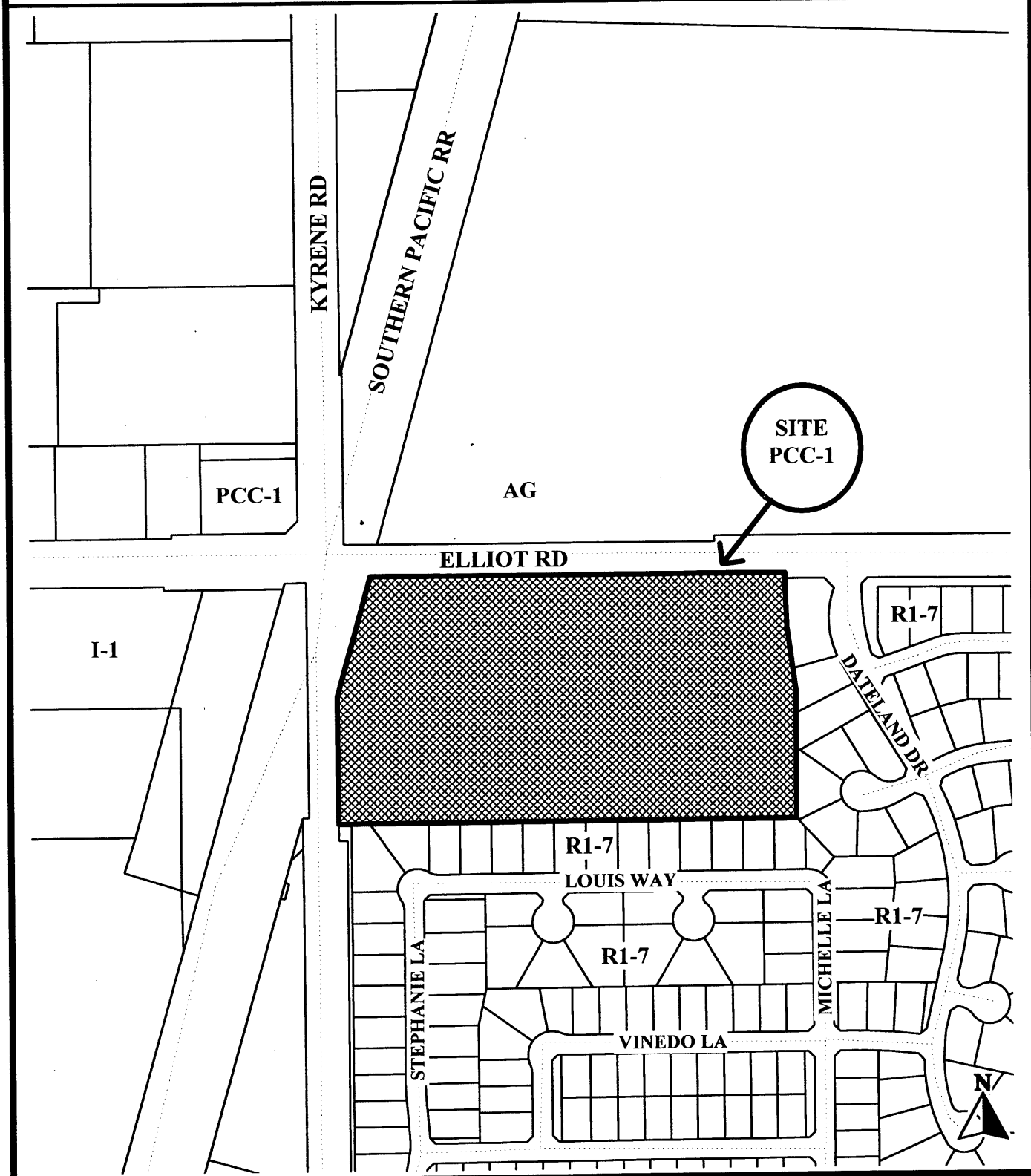
November 13, 2003 City Council held their first public hearing for this request.

**DESCRIPTION:** Owner – Glimcher Ventures Southwest, Nick J. Glimcher  
Applicant – Archicon L.C., Martin Umberger  
Architect - Archicon L.C., Vincent Dalke  
Existing zoning – PCC-1  
Total site area – 15.3 net acres  
Total building area – 142,363 s.f.

	<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Lot 4</u>
Site Area –	9.30 acres	1.83 acres	2.07 acres	2.09 acres
Building Area –	94,781 s.f.	13,402 s.f.	12,580 s.f.	21,600 s.f.
Lot coverage –	23.39%	16.72%	14.37%	23.63%
Landscape coverage –	20%	34%	27%	24%
Building height –	25'6"	28'	28'	25'6"
Parking required –	380 spaces	136 spaces	70 spaces	86 spaces
Total Parking provided –	460 spaces	121 spaces	119 spaces	86 spaces
Bicycle parking required –	38 spaces	10 spaces	8 spaces	9 spaces
Bicycle parking provided –	42 spaces	10 spaces	8 spaces	10 spaces

# CROSSROADS OF TEMPE

SGF.2003.83




Location

**A**







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ATTENDED  
GENERAL  
PLAN

SPR 03118

03107 DRB

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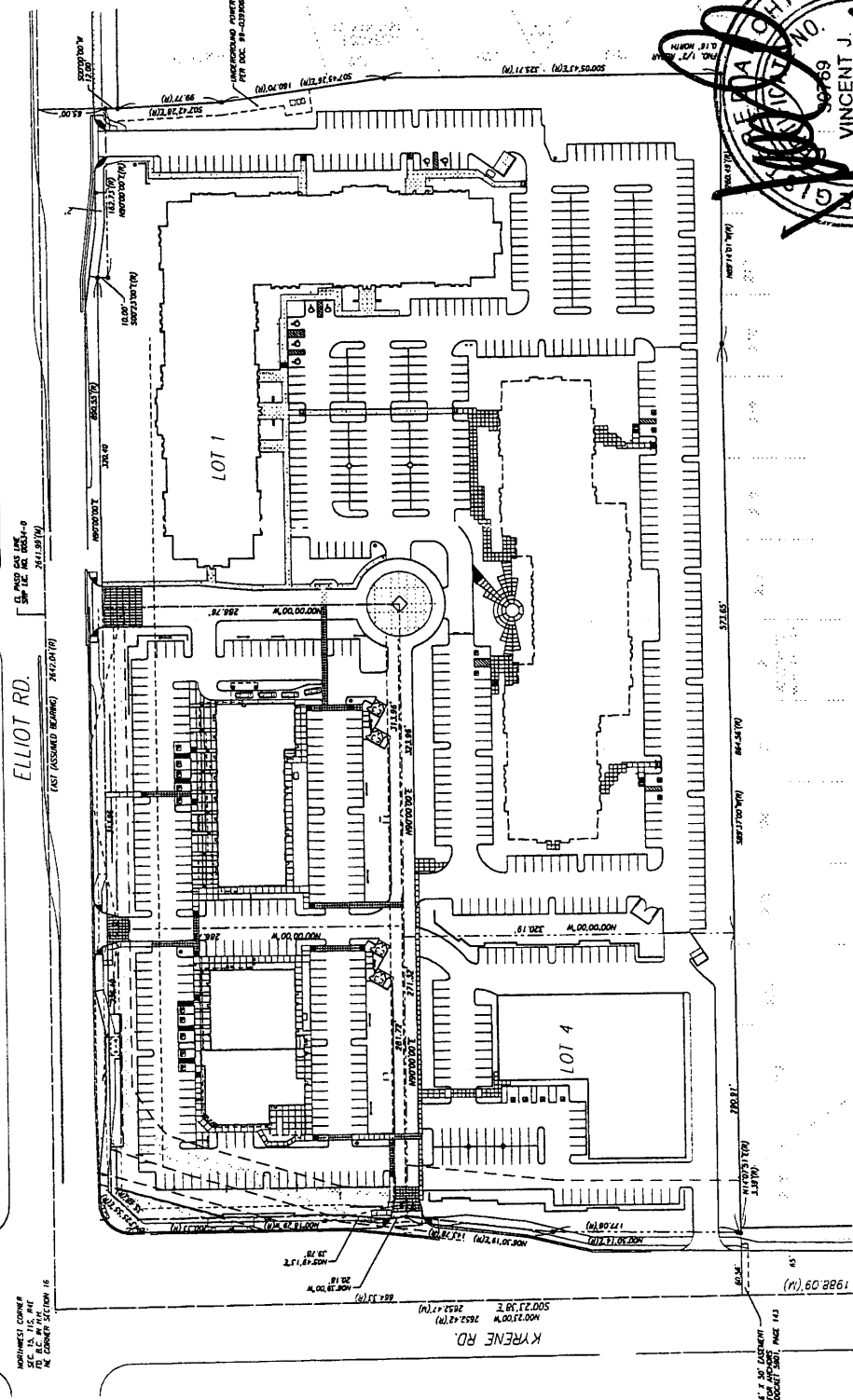
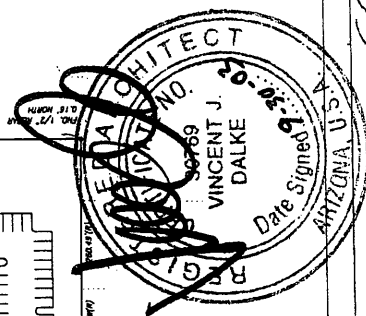
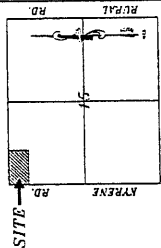
GVSW

CROSSROADS OF TEMPE  
325 & 315 W. ELLIOT ROAD  
TEMPE, ARIZONA 85282

**ARCHICON, L.C.**  
Architecture & Interiors  
4011 N. CENTRAL, SUITE 2-100  
PHOENIX, ARIZONA 85018  
(602) 272-2222  
(602) 272-2222  
FAX (602) 272-4028  
ARCHICON@ARCHICON.COM



VICINITY MAP



B.

AND RECD ARCHITECT  
VINCENT J. DALKE  
ARIZONA, U.S.A.  
Date Signed

**⑥ PROJECT TEAM**

GVSW

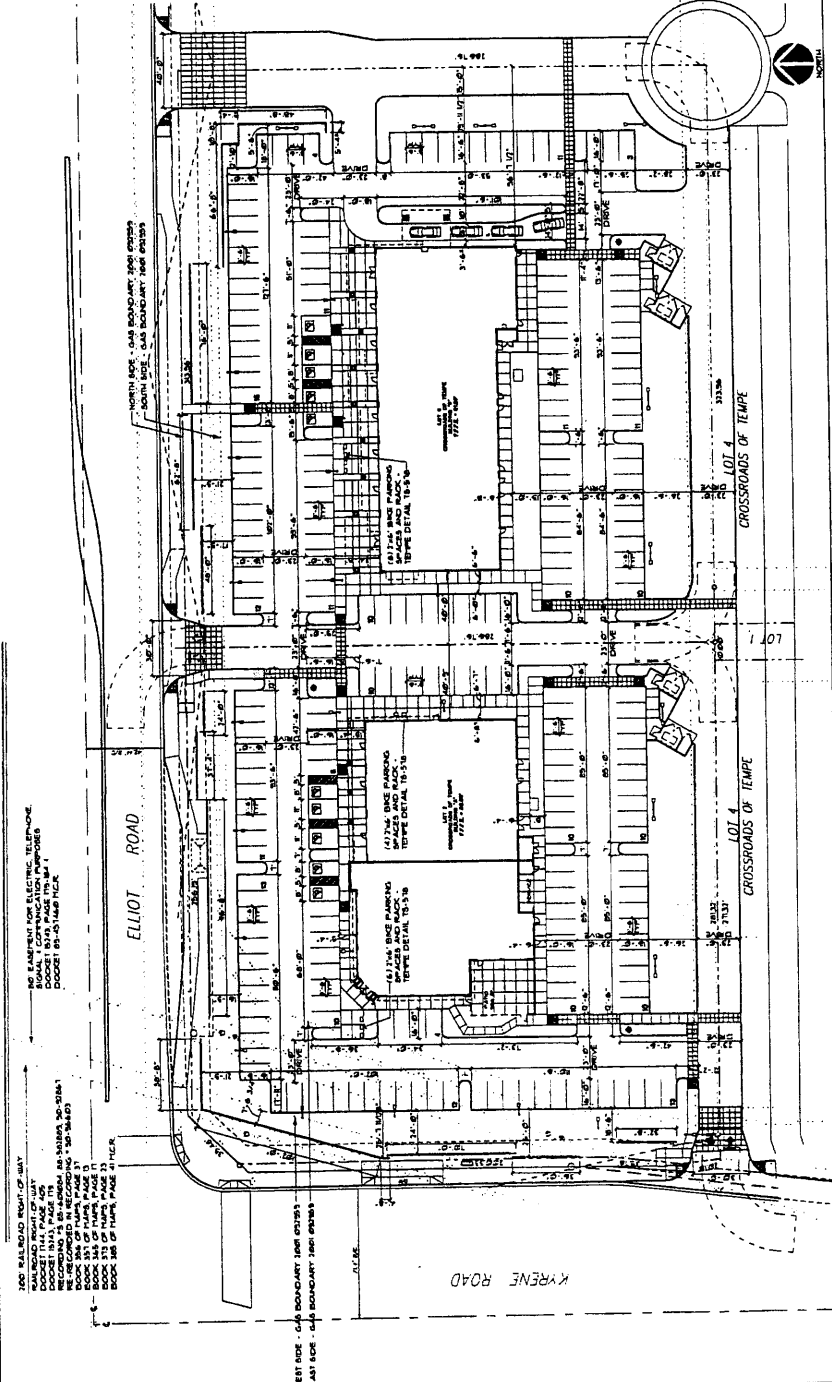
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## AO.1

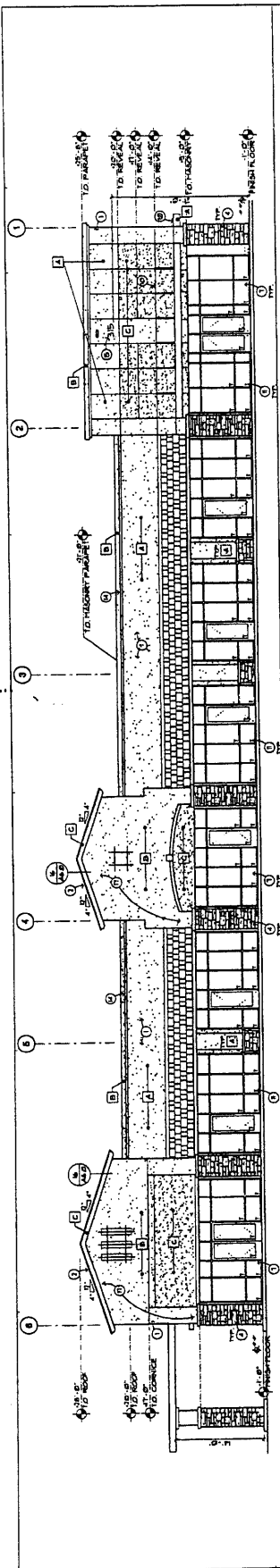
24 PROJECT DATA / LEGAL

SF. 2003.03

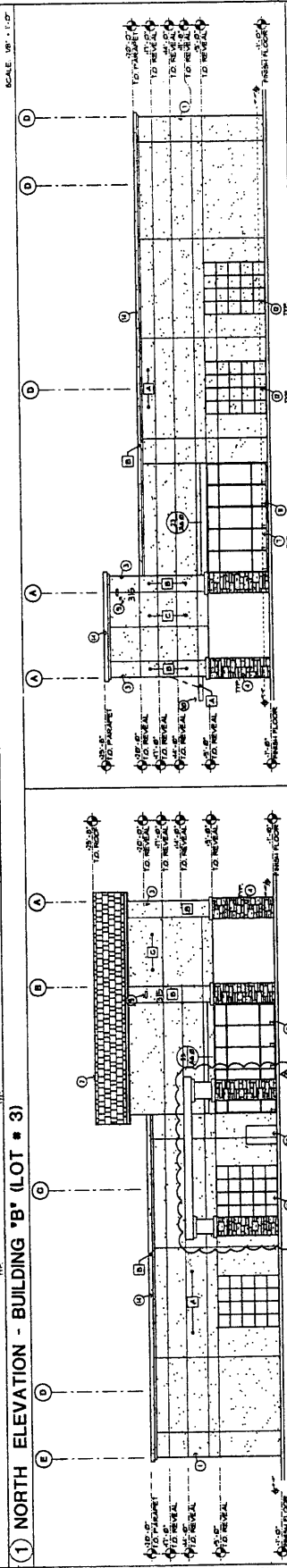


**(19) SITE PLAN**

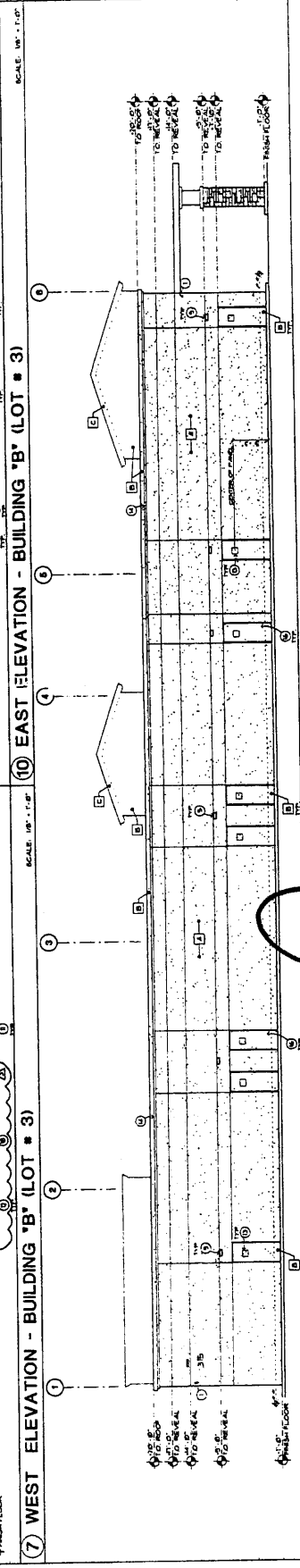
SCALE, 1" = 30'



1) NORTH ELEVATION - BUILDING "B" (LOT # 3)



7 WEST ELEVATION - BUILDING "B" (LOT # 3)

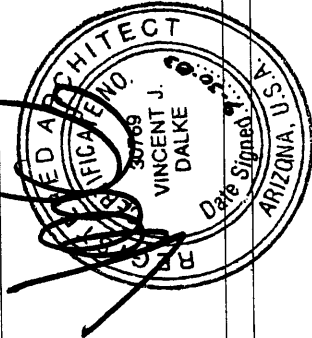


(13) SOUTH ELEVATION - BUILDING "B" (LOT # 3)

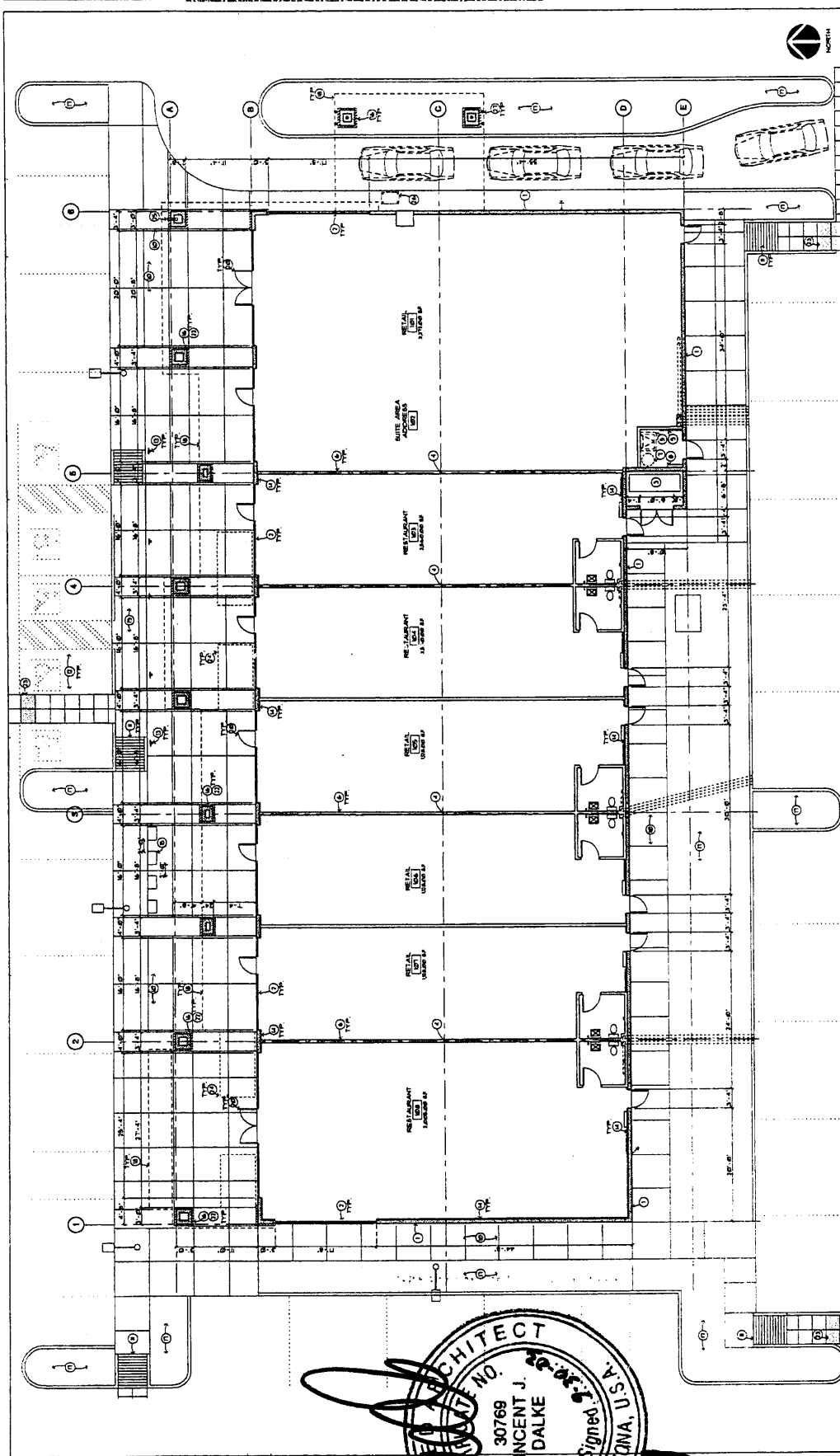
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- ② CROFT CULINO LOCK  
③ WALL MOUNTED EXTERIOR LIGHTS  
④ RETAL CANOPY WITH ROOF - SEE DETAIL B/A/B  
⑤ 11 TEMPERED GLASS  
⑥ STEEL TUBE TRUSS - PAINTED  
⑦ SOLAR KEY

- |              |              |
|--------------|--------------|
| 22 KEY NOTES | 24 COLOR KEY |
|--------------|--------------|



SEP 2 2003



19 FLOOR PLAN - BUILDING "B" (LOT # 3)

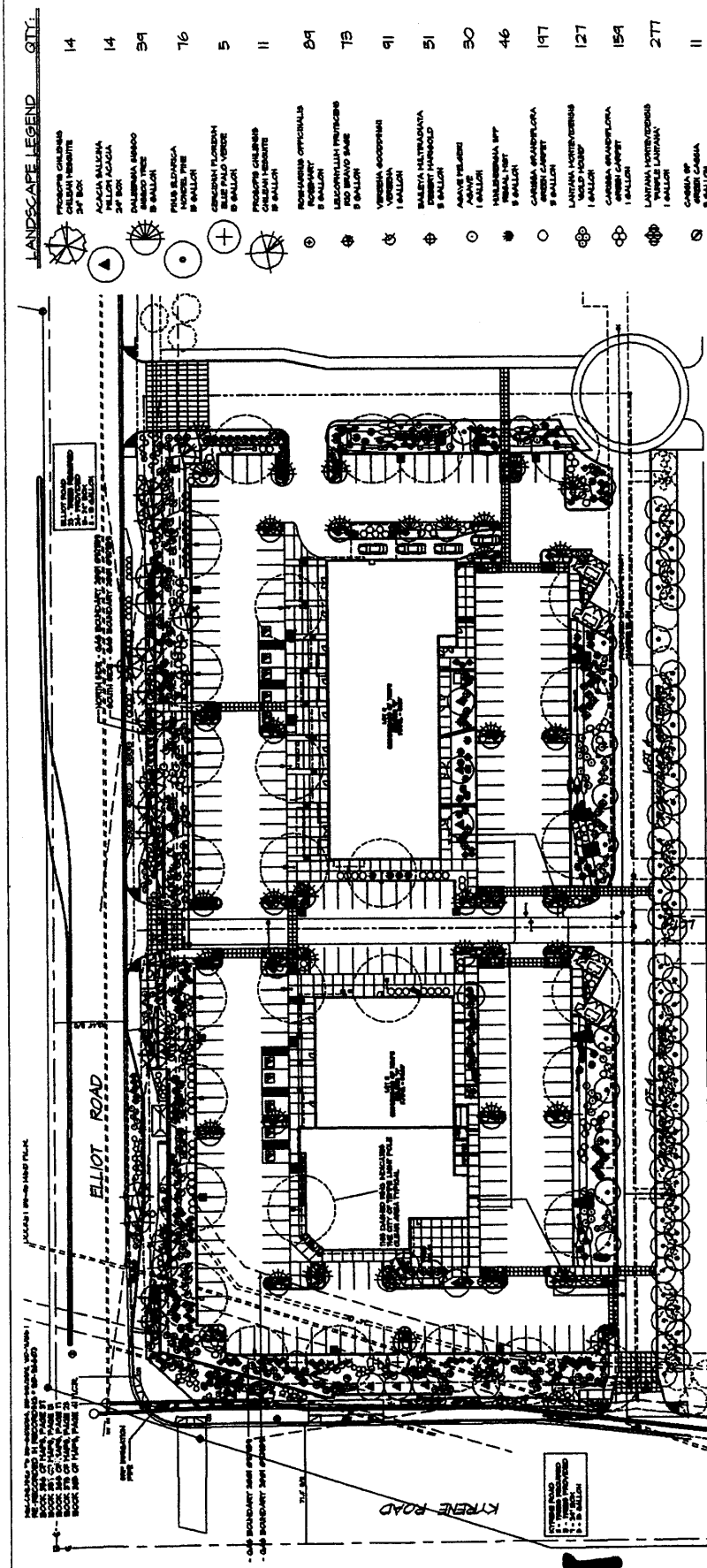
- 19 KEYNOTES
1. EXTERIOR CHILL WALL
  2. ALUMINUM STOREFRONT
  3. BIA
  4. PROVIDE 1/2" STAINLESS STEEL ON 1" FIBER INSULATION ON CHILL WALL
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- 20 GENERAL NOTES
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- 21 WALL LEGEND
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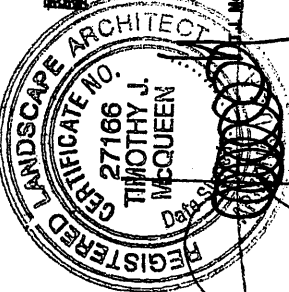
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ARCHITECT  
 30769  
 VINCENT J. DALKE  
 Date Signed: 03/11/03  
 ARIZONA, U.S.A.



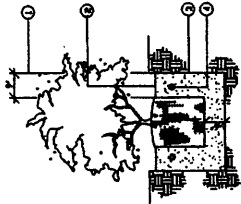
**LANDSCAPE LEGEND**

- 14 PROSPER CHALKS  
CREAM TERRAZZO  
2" BOX
- 14 ACACIA BALSAMA  
2" BOX
- 39 PALMIRA AMARO  
2" BOX
- 16 PERS. BUNYOLA  
NORDEL PINE  
2" BOX
- 5 CERCISIN FLORENT  
BLUE PALM VERDE  
2" BOX
- 11 PROSPER CHALKS  
CREAM TERRAZZO  
2" BOX
- 29 ROSEANUS OFFICIALS  
ROSEANUS  
2" BOX
- 79 LECORNYLLA FRETICUS  
2" BOX
- 91 VERDEA SODORPHIN  
2" BOX
- 51 BALETA MALTALIANA  
2" BOX
- 36 ADAS VALUENT  
2" BOX
- 46 HALLBERMAN BPP  
2" BOX
- 197 CARMA JACARILLA  
2" BOX
- 127 LANTANA MONTIVIBRUS  
2" BOX
- 159 CARMA JACARILLA  
2" BOX
- 277 LANTANA MONTIVIBRUS  
2" BOX
- 11 CARMA JACARILLA  
2" BOX
- 23 PLANTER BOXES  
2" BOX

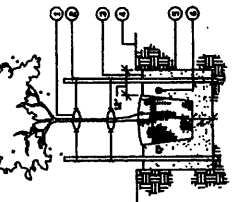


9.30.03

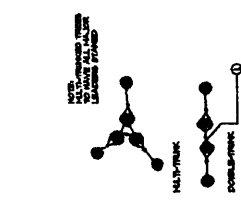
**McQUEEN & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTS  
 1121 East McDowell Ave., Suite 1114  
 Phoenix, Arizona 85004  
 (602) 252-0330  
 tim@mcqueenaz.com



**PLANTER DETAIL**  
 1. 1" PLANTER BOX  
 2. 2" PLANTER BOX  
 3. 3" PLANTER BOX  
 4. 4" PLANTER BOX  
 5. 5" PLANTER BOX  
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 9. 9" PLANTER BOX  
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 6. 6" PLANTER BOX  
 7. 7" PLANTER BOX  
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 9. 9" PLANTER BOX  
 10. 10" PLANTER BOX

**LANDSCAPE NOTES**

- 1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH TEMPE SPECIFICATIONS.
- 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH TEMPE SPECIFICATIONS.
- 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH TEMPE SPECIFICATIONS.
- 4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH TEMPE SPECIFICATIONS.
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- 9. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH TEMPE SPECIFICATIONS.
- 10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH TEMPE SPECIFICATIONS.

**LANDSCAPE PLAN**  
 SCALE: 1" = 20'



ARCHICON, L.C.

Architecture & Interiors

September 8, 2003

DeeDee Kimbrell  
Planning Division  
City of Tempe  
31 East Fifth Street  
Tempe AZ 850281  
(480) 350-8341 office

**RE: Letter of Explanation and Intent  
Crossroad of Tempe  
SPR 03118 (related DS-03018)**

Dear DeeDee:

The following Amended General Plan and Final Plan of Development for Lots 2 and 3 are modifications to the eastern portion of Lot 3 and its building to include a shade canopy and drive for a bank ATM in lieu of some parking spaces. All other conditions, the Special Use Permit for Outdoor Dining, and site data for Lots 1 and 4 remain the same.

Other updates reflect parking count and suite information that reflects the current pre-lease tenant conditions which will vest in the recorded version of the previously approved set. The goal here is to complete the documentation on the original so construction may begin. The minor modifications for the ATM will happen as CD revisions and the recorded set from this application would follow.

Please note that this proposal was heard by the Alisano HOA and was given approval. I am waiting for the formal copy of their meeting minutes and will forward you a copy. Should you have any questions their Property Manager is Nicole Nudi at 48-0820-3451, extension 209.

Please review the above items and let me know if you have any questions or concerns. If you should have any additional questions, please give me a call.

Sincerely,

  
Martin Umberger  
Project Manager

**F**

SEP 8 2003

SGF.2003.83

**ALISANOS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 16, 2003**

**UNAPPROVED OPEN SESSION MEETING MINUTES**

Upon notice duly given and received, the Alisanos Community Association Board of Directors meeting took place on Tuesday September 16, 2003. The meeting was held at Earnhardt Dealership located at 7200 Orchid Lane.

The meeting was called to order at 7:00 p.m. Board members in attendance were as follows:

Jim Kenahan

Terry Lutz

Janis Webb

Frank Schmuck

Absent for the beginning of the open session meeting was Board member Keith Cardillo. Representing Kinney Management Services was Nicole Nudi. The first agenda item was guest speaker Mike Jensen with Valley View Landscape. Landscape updates were provided to the membership regarding the pearl scale found in some of the turf areas throughout the community. The Board agreed with Valley View Landscape on the turf recommendation and advised them to proceed accordingly. Entryway flowers were also touched on and pictures provided on previous years.

The meeting minutes for the Alisanos July and August meetings were reviewed. With no corrections noted, the minutes were accepted and approved a written.

Following was the review of the financial statement. Board Treasurer Terry Lutz gave a brief explanation on the reclassification on Fulton funds. Upon completion of the financial review, the financial statement was approved as printed.

Nicole Nudi provided an update on the current status of the gates. The cost for the vandalism to the call box was in excess of \$4000.00 and a claim placed with the associations insurance company.

Next was the update on the building plans for the south east corner of Kyrene and Elliot. The Board had no objections to the recent modifications proposed for M & I Bank.

The approval to proceed with the proposal from C.I.P. was unanimous and Nicole was advised that this would be a reserve expense. The drip irrigation

**G**

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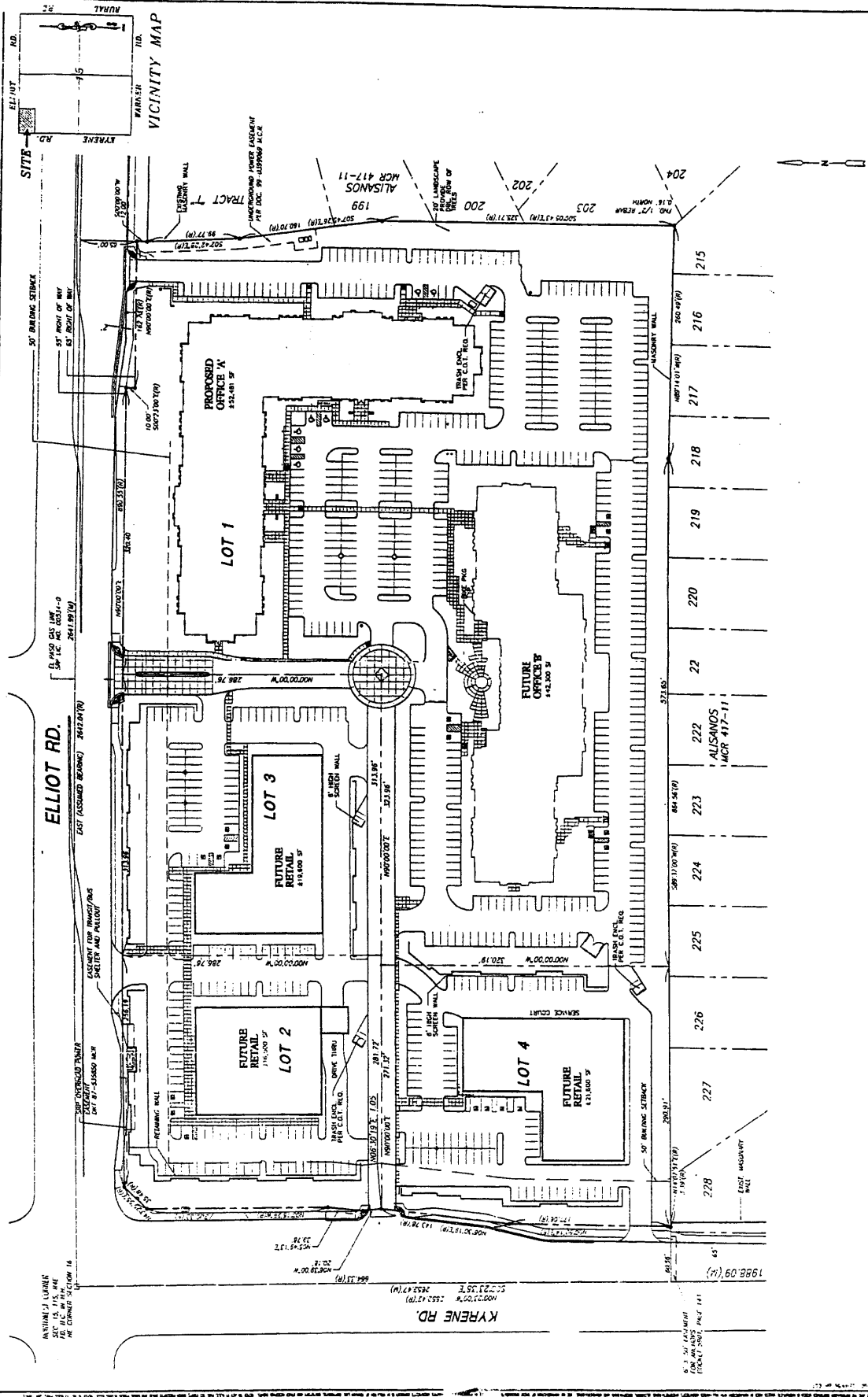
CROSSROADS OF TEMPE  
325 W. ELLIOT ROAD (BUILDING A)  
TEMPE, ARIZONA  
ELLIOT AND KYRENE ROAD

APPROVED  
GENERAL  
PLAN  
C-2  
F.P.S.  
263-1000  
Scale  
1"=50'

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